

## **Article 14 – Special Zones**

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### **25.14.01 – Historic District Zones**

- a. *Purpose* – ~~The purposes of~~ Historic District Zones are overlay zones whose purposes are to:
  1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
  2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
  3. Foster civic beauty;
  4. Strengthen the local economy; and
  5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.
- b. *Location*
  1. Underlying Zoning - The Historic District Regulations are in addition to the underlying residential or nonresidential zoning regulations.
  2. *Established Location* – The Historic District Zones are depicted on the zoning map incorporated into these regulations in Article 2.
  3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.
- c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Article 25.04.04.
- d. *Designation of Properties*
  1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following:

- (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
    - (i) The property owner;
    - (ii) The Historic District Commission;
    - (iii) The Mayor or Council;
    - (iv) The Planning Commission; or
    - (v) Any other person;
  - (b) The filing of an application by the property owner requesting the evaluation of the historic, archaeological, or architectural significance of the property; or
  - (c) The filing of an application for a demolition permit for any property 50 years or older; or
  - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation.
- ~~Recommendation to Historic District Commission; Exception~~*
- ~~(a) The Chief of Planning must make a written recommendation to the Historic District Commission as to the eligibility of the property for historic designation, except as provided in subsection 25.14.01.d.3.(b) below~~
  - ~~(b) Where the Chief of Planning determines, as part of a review of a demolition permit application, that the property is not eligible for historic designation under the City's criteria for such designation, the Chief of Planning shall sign off on the demolition permit application without referral to the Historic District Commission.~~
3. *Historic District Commission Public Meeting* – The Historic District Commission will hold a public meeting in compliance with the notice provisions of section 25.05.03 to review the historical, archaeological, and

architectural significance of the site ~~and~~ to determine if it meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a nominated site meets the criteria to be eligible for designation, it will make a written recommendation that the Mayor and Council designate the site as historic.

4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission’s recommendation, the Mayor and Council may authorize the filing of a sectional map amendment to place the property in the Historic District Zone.

5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:

~~The determination of the Chief of Planning, as part of a demolition permit application review, that a property does not meet the criteria for historic designation;~~

- (a) The determination of the Historic District Commission, as part of its review of an application for historic nomination, historic evaluation, or demolition permit, that the property does not meet the criteria for historic designation; or

- (b) The determination of the Mayor and Council ~~takes~~ to take final action to grant or deny a map amendment for historic rezoning.

6. *Restrictions on Property During Interim Historic Review Period* – No exterior change may be made to any property that is the subject of an application for nomination, evaluation, or demolition permit under this Section until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provisions of subsection e of this Section and Section 25.04.04. The restriction of this subsection will not apply ~~longer~~ for more than 210 days from the date of the filing of the application that initiated the historic designation process.

- e. *Exterior Changes to Structures* – A person must file an application for a Certificate of Approval with the Historic District Commission before they may construct, alter, reconstruct, move, or demolish a site or structure located within a designated Historic District Zone. An application for a Certificate of Approval is also required for properties that have been cited for demolition by neglect.

1. *Consideration at Historic District Commission Meeting* - The application will be considered at a meeting of the Historic District Commission. Notice must be provided in compliance with the provisions of Section 25.05.03.
2. *Factors for Consideration in Reviewing Application* – In reviewing the plans for any such construction or change, the Historic District Commission will give consideration to:
  - (a) The effect of the proposed changes on the general character of the designated Historic District, weighing their impacts on the integrity of the structures on the property and the related environmental setting;
  - (b) The historic and aesthetic compatibility of the proposed alterations with historically significant structures;
  - (c) Any other factors, including aesthetics, which the Historic District Commission considers pertinent;
  - (d) The following sources of design review:
    - (i) Senkevitch, Anatole, Jr., “Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville’s Historic Districts,” Adopted 1997;
    - (ii) U.S. Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation, as amended; and
    - (iii) City of Rockville: Technical Guides for Exterior Alterations, Adopted 2004; and
  - (e) Any other factors provided in Article 66B, Chapter 8 of the Maryland Code
3. *Filing of Decision; Notification* – The Historic District Commission must file with the Chief of Planning a Certificate of ~~its~~ Approval, modification, or rejection of all applications and plans submitted to it for review. Notification of the Commission's decision must be provided in accordance with Section 25.05.06.
4. *Building Permit* –No building permit may be issued for any exterior change to any property in the Historic District until a Certificate of Approval has been filed with the Chief of Planning.

- f. *Incorporation of Maryland Law* – All other provisions and subsequent modifications of Maryland Law, 66B, Chapter 8 are incorporated into this Article by reference.

#### **25.14.02 – Neighborhood Conservation Districts**

- a. *Purpose* – The Neighborhood Conservation Districts are overlay districts intended to provide a vehicle to implement programs for the revitalization or conservation of older areas or districts within the City possessing distinctive features, identity, or character worth retention and enhancement.
- b. *Effect*
  1. Each Neighborhood Conservation District will take effect through:
    - (a) Adoption of a Neighborhood Conservation Plan and a set of guidelines that will facilitate maintenance and protection of the neighborhood character; and
    - (b) The implementation of such plan and guidelines through the creation of a Neighborhood Conservation District Zone.
  2. The regulations of the Neighborhood Conservation District Zone are in addition to the regulations of the base zone in which the neighborhood area is located.
- c. *Neighborhood Conservation Plan* – The adoption of a Neighborhood Conservation Plan may be accomplished through one (1) of the following procedures:
  1. *Master Plan* – As part of the consideration of a Master Plan or Master Plan amendment, the Mayor and Council may identify one (1) or more areas for designation as a Neighborhood Conservation District and adopt a set of guidelines for each such district. Such districts may only be designated as set forth in subsection 2.e below.
  2. *Local Initiative* – Local property owners may petition the Mayor and Council to initiate a Neighborhood Conservation District study.
    - (a) In order to be considered for initiation of the study, at least ~~30%~~ 40% of the property owners within the proposed conservation district must support the initiation of the process in writing.

- (b) The Planning Commission will review the proposed conservation district proposal and provide a recommendation to the Mayor and Council.
  - (c) The Mayor and Council may decline to authorize a study based on owner opposition, community input, and the significance of the property to the City.
  - (d) If the Mayor and Council authorizes a study to proceed, the study will commence under the procedures established for processing a Master Plan amendment.
  - (e) Prior to final action by the Mayor and Council on the proposed Neighborhood Conservation Plan, at least ~~75%~~ 85% of the property owners within the proposed Neighborhood Conservation District must demonstrate their support in writing for the proposed designation.
- d. *Location*
- 1. *Boundaries Correspond to Plan Boundaries* – The boundaries of each Neighborhood Conservation District are the boundaries outlined in the applicable Neighborhood Conservation Plan.
  - 2. *Designation on Map* – Neighborhood Conservation Districts must be designated on the zoning map incorporated into these regulations under the provisions of Article 2.
- e. *Designation of New District* – Following the adoption of a Neighborhood Conservation Plan, the Mayor and Council may authorize the filing on its behalf of:
- 1. A Text Amendment Application, pursuant to Section 25.06.02, establishing a Neighborhood Conservation District and establishing regulations therefore, and
  - 2. A Sectional Map Amendment Application, pursuant to Section 25.06.01, to place the designated neighborhood in the Neighborhood Conservation District.
- f. *Conflict of Regulations* – In the event of a conflict between the provisions of a specific Neighborhood Conservation District Zone and the base zone regulations, the provisions of the Neighborhood Conservation District Zone will control.

### 25.14.03 – Lincoln Park Neighborhood Conservation District

a. *Development Standards for Lots* – Lots within the Lincoln Park Conservation District are subject to the following development standards:

1. Assemblage of separate lots for new development is not permitted;
2. Resubdivision of existing original lots is not permitted; and
3. New pipestem lots are not permitted.

b. *Standards for New Construction*

1. New construction or additions must conform to all other applicable building code and safety regulations of the City of Rockville as well as the Lincoln Park Neighborhood Conservation District Standards. A City of Rockville building permit is required for all construction.
2. The lot coverage will be 25% of the maximum square footage of the smallest new lot size permitted, 6,000 square feet. This allows 1,500 square feet of combined lot coverage, which would include the house footprint and any detached accessory structures such as a garage or garden shed. The lot coverage includes the total of all roofed structures including garages and sheds.
3. The maximum actual height of new construction, a building, or addition, is 25 feet from the grade to the ridgeline. A 29-foot height may be permitted for designs using a graduated 45-degree line of sight slope from the front property line to the highest point of the new construction. A front porch or a substantial portico to visually separate the stories on the front elevation wall would satisfy this requirement.
4. New buildings should follow prevailing irregular setback patterns and not line up in a row. A two (2) to five (5) foot deviation from an adjacent structures' front setback is recommended. The minimum front setback is 25 feet.
5. Infill new house construction should be designed so that the organization of the street-facing façades closely relates to any surrounding buildings.
6. Additions should be constructed on the rear of the building or on a side, whichever has less impact on the character of the structure and streetscape.

7. Roof heights of new additions should not dominate original rooflines. A graduated 45 degree line of sight slope from the front property line to the highest point of the addition may be acceptable with an appropriate design.
  8. Materials and design elements for new construction or additions should be selected that are sympathetic with surrounding historic buildings in the district zone.
  9. Mechanical systems should be incorporated into new construction in an inconspicuous manner.
- c. *Lot Coverage Standard for Additions to Existing One-Story Homes* – If an existing one-story house is retained, an addition to bring total lot coverage up to 35% of the smallest lot size available or to 2,100 square feet is permitted. However, the total of the addition cannot exceed the present total square footage of the house without obtaining a new single-unit dwelling permit.
- d. *Streets*
1. New streets and private access driveways that function as streets are not permitted.
  2. Cul-de-sacs accessing structures set back from the main roads are not permitted.
- e. *Variance Conservation District Standards* – Requests for a variance from the Lincoln Park Conservation District Standards are processed by the City of Rockville Board of Appeals in the same manner as a variance from other regulations of this Chapter are processed.

#### **25.14.04 – Reserved**

#### **25.14.05 - Reserved**

#### **25.14.06 – ~~Public~~ Park Zone**

- a. *Purpose* – The purposes of the ~~Public~~ Park Zone of the City ~~is~~ are to:
1. Provide and maintain adequate open space areas within the City to insure that conservation, safety, and recreational needs, both active and passive, are met;
  2. Enhance the visual, economic, and environmental character of the community; and



3. Enhance the appearance and value of neighborhoods through the preservation of natural features, and the provision of recreation areas and open space;

b. *Zone Established*

Type of Zone	Distinguishing Feature	Name of Zone
Public Park Zone	A zone placed on all City parks and recreation areas and public school sites to provide for open space, recreational, and other compatible uses.	Public Park Zone ("PP-PZ")

- c. *Land Use Table* – The uses allowed in the Public Park Zone are as shown in the table below.
- d. Uses are subject to applicable conditions of site plan approval.
- e. All special exceptions are subject to the requirements of Article 15.
- f. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; Blank = Not Permitted

	Uses	Zone	Conditional requirements or related regulations
		Public Park Zone	
a. Residential uses	Dwelling, single unit detached	C	Permitted for caretaker's residence
b. Swimming pools	Nonaccessory	C	City-owned or operated facilities only
c. Institutional uses	Cemetery	P	
	Charitable or philanthropic institution	S	<u>See Sec. 25.15.02.e</u>
	Private club	S	
	Public utility building and/or structure	S	See Sec. 25.15.02.n
	Publicly-owned or publicly-operated buildings and uses, excluding sanitary landfills	C	Subject to a Level 3 Site Plan (Sec. 25.07.05) and the landscaping and screening provisions of Art. 17.
d. Miscellaneous uses	Wireless communication facility entirely within an existing building, or on the roof or side of a building, or attached to an existing structure	C	Conditional use subject to the requirements of Sec. 25.09.08

	Uses	Zone	Conditional requirements or related regulations
		Public Park Zone	
Miscellaneous uses (con't)	Wireless communication facility not located entirely within an existing building, or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	See Sec. 25.09.08; 25.15.02.s
	Athletic field, picnic area, public pool, exercise court, <u>and</u> related active and passive recreational facilities with associated accessory uses and structures, and support uses such as stormwater control facilities.	P	
e. Accessories		P	See Secs. 25.09.01, and .02

- g. ~~Dimensional and Development Standards~~ – The ~~dimensional development~~ standards of this zone ~~must be in accordance with the dimensional~~ are those development standards recommended for each individual park or recreation area of the City by the City Parks, Recreation, and Open Space Plan as adopted and amended by the Mayor and Council.

#### 25.14.07 – Planned Development Zones

- a. *Purposes* – Prior to \_\_\_\_\_ [effective date], developments with special provisions for development standards and types of uses were approved through several types of special development procedures (Comprehensive Planned Development, Planned Residential Unit, Preliminary Development Plan, I-3 Zone Optional Method, etc.). Under these procedures, the development approved may have little or no relation to the underlying zone or zones. In order to more clearly identify the approved development and ~~also to ease~~ to ease the administration of these properties in the land records, these special developments are each being placed in ~~its~~ their own Planned Development Zone. As such, the resolutions of approval adopted by the Mayor and Council and the Preliminary Development Plans approved by the Planning Commission, along with any accompanying documents, any subsequent amendments thereto, and related development standards, are included by reference in the respective Planned Development Zones. In addition, one (1) or more equivalent zones are designated for each Planned Development Zone.

b. *Uses*

1. Only those uses specifically permitted by any of the following are allowed in a Planned Development Zone:
  - (a) The resolution of approval or an approved preliminary development plan;  
or
  - (b) The provisions of the Zoning Ordinance in effect and applicable to the particular planned development at the time of the resolution of approval or approved preliminary development plan.
2. Notwithstanding the provisions of subsection 25.14.07.b.1. above, the Mayor and Council, in connection with an amendment to ~~the~~ an approved development plan, may allow one (1) or more of those uses set forth in the equivalent zone specified for those areas of the development plan designated for nonresidential uses.

c. *Zones Established*

1. Principally Single-Unit Residential Developments – The following are principally single-unit residential developments in the City:
  - (a) PD-RS – Rockshire;
  - (b) PD-FM – Fallsmead;
  - (c) PD-FM2 – Fallsmead 2;
  - (d) PD-FB – Fallsbend;
  - (e) PD-CH – Carter Hill;
  - (f) PD-BA – Barnside Acres;
  - (g) PD-FL – Flint Ledge Estates;
  - (h) PD-RH – Rose Hill;
  - (i) PD-RHF – Rose Hill Falls;
  - (j) PD-BU – Buckingham Prop.;

- (k) PD-CL – Chestnut Lodge;
- (l) PD-NM – New Mark Commons;
- (m) PD-DF – Dawson Farm;
- (n) PD-MH – Meadow Hall;
- (o) PD-RF – Redgate Farm; and
- (p) PD-LG – Legacy.

2. *Principally Mixed-Use Residential and Commercial Development - The following are principally mixed-use residential and commercial developments in the City:*

- (a) PD-KF – King Farm;
- (b) PD-FG – Fallsgrove;
- (c) PD-UR – Upper Rock;
- (d) PD-TO – Tower Oaks;
- (e) PD-KSI – KSI Apartments;
- (f) PD-TC – Twinbrook Commons;
- (g) PD-RCI – Rockville Center, Inc.; and
- (h) PD-TS – Town Square.

3. *Principally Commercial Development - The following are principally commercial developments in the City:*

- (a) PD-SG – Shady Grove;
- (b) PD-MC – Metro Center; and
- (c) PD-CB – Champion Billiards.

d. *Development Standards*

1. General Policy - The development projects located in the Planned Development Zones were approved by the Mayor and Council or Planning Commission as a unified, coherent design. Depending on the project, the development standards may, or may not, have been specified in the project approvals. In some instances the development standards of the underlying zone, as set forth in the previous ordinance, applied to some aspects of the development project. In addition, a number of the projects are subject to annexation agreements or development agreements with the City that have specific terms for how the development will proceed.
2. Equivalent Zone Development Standards - ~~In the absence of specific development standards and requirements as set forth in the resolutions of approval, or approved Preliminary Development Plan, it is the intent of this Chapter that the development standards of the specified equivalent zone for each Planned Development Zone be applied where appropriate, in accordance with the provisions of this section.~~

Where, in the determination of the Approving Authority, the resolution of approval or approved Preliminary Development Plan does not provide specific standards, the development standards for the equivalent zone designation for each Planned Development Zone apply to:

- (a) Any portion of a Planned Development project that does not have either an approved use permit or an approved detailed application, or
- (b) Any portion of a Planned Development project for which an amendment to an approved use permit or detailed application is sought.
3. Approved Development Standards - The development standards (including, but not limited to, those standards for building heights, setbacks, lot coverage, lot sizes, density, and open space) set forth in the resolution of approval, approved Preliminary Development Plan, approved use permit, or approved detailed application apply to the following:
  - (a) Completed Planned Development projects;
  - (b) Completed portions of Planned Development projects;
  - (c) Replacement in kind in completed planned development projects or completed portions of such development projects; and

- (d) Portions of a Planned Development project where construction has not commenced but where a use permit or detailed application has been approved as of \_\_\_\_\_ [effective date]. Implementation of an approved use permit or detailed application may proceed unless those approvals expire without implementation.

~~*Equivalent Zone Development Standards*~~ ~~Where, in the determination of the Approving Authority, the resolution of approval or approved Preliminary Development Plan does not provide specific standards, the development standards for the equivalent zone designation for each Planned Development Zone apply to:~~

- ~~(a) Any portion of a Planned Development project that does not have either an approved use permit or an approved detailed application, or~~
- ~~(b) Any portion of a Planned Development project for which an amendment to an approved use permit or detailed application is sought.~~

4. *Development Standards for Amendment to a Planned Development Approval* – Unless waived in accordance with subsection 25.14.07d.5., the development standards for the equivalent zone designated for each Planned Development Zone shall apply to that portion of an approved development plan for which an amendment to the resolution of approval or approved Preliminary Development Plan is sought.

- (a) The development standards for the equivalent zone will supersede the development standards contained in the resolution of approval or the approved Preliminary Development Plan for that portion of the development plan subject to the amendment.
- (b) Subject to the provisions of subsection 25.14.07.d.6.(c), nothing herein shall preclude the Mayor and Council from applying certain standards of the equivalent zone to the entire Planned Development project if, pursuant to subsection 25.14.07.d.6. below, the portion of the development plan being amended is not required to comply with all of the development standards of the equivalent zone.

5. *Waiver of Equivalent Zone Standards*- The Approving Authority may waive the application of one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to any portion of the Planned Development project. In determining whether the burden of

establishing good cause has been met, the Approving Authority must consider the following:

- (a) Whether the development standard of the equivalent zone is consistent with the completed portion of the Planned Development project;
- (b) Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
- (c) Whether applying the development standard of the equivalent zone is aesthetically pleasing;
- (e) Whether applying the development standard of the equivalent zone is technically feasible;
- (f) Whether applying the development standard of the equivalent zone presents a practical difficulty (The cost of applying the standard, alone, shall not constitute a practical difficulty.); and
- (g) Such other factor as the Approving Authority deems appropriate.

6. *Amendment of a Planned Development ~~Plan~~*

- (a) *When Required* – Any of the following proposed changes to a Planned Development project will require approval of a development plan amendment by the Mayor and Council:
  - (i) Any increase in the intensity of the development (dwelling units, gross square footage, etc.);
  - (ii) Any increase in building heights;
  - (iii) Types of uses not previously approved;
  - (iv) A major relocation of public streets;
  - (v) A reduction or expansion of public or private open space; and
  - (vi) Such other proposed change in the project that the Planning Commission determines to be of such significance as to require an amendment ~~of~~ to the development plan.
- (b) *Procedure* - Any proposal to amend a previously approved planned development plan (exploratory plan, concept plan, or preliminary

development plan) requires the filing of a development plan amendment application with the Chief of Planning. Such application must comply, and will be processed in accordance, with the requirements for a project plan as set forth in Article 7 of this Chapter.

(c) Limitations – Amendments to a planned development project approved by the Mayor and Council shall be limited to the substance or area encompassed by the amendment application and may not affect other aspects of the approved planned development project without the consent of the applicant. Nothing, however, shall preclude the Mayor and Council from considering all aspects or areas of the approved planned development project in determining whether or not the requested amendment is appropriate.

7. ~~Site Plan Required – Consideration of applications for~~ The implementation of development consistent with the approved development plan will require approval of a site plan in accordance with the requirements set forth in Article 7. The Chief of Planning will determine the level of review required, based on the nature and complexity of the proposed site plan.

#### **25.14.08 – PD-RS (Rockshire)**

- a. Exploratory Application Approved - The PD-RS Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 21-66 on March 7, 1966, as may be amended.
- b. *Designated Equivalent Zones*
  1. Designated equivalent zone (commercial development areas only): Mixed-Use Neighborhood Center (MXNC).
  2. Designated equivalent residential zones:
    - (a) Single unit residential detached areas ~~only~~: R-60;
    - (b) Single unit residential attached areas: RMD-10.

#### **25.14.09 – PD-FM (Fallsmead)**

- a. Planned Residential Unit Approved - The PD-FM Zone is regulated in accordance with the Planned Residential Unit PRU1966-00003 approved by the Mayor and Council by Resolution No. 2-66 on January 3, 1966, as may be amended.



- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.10 – PD-FM2 (Fallsmead 2)**

- a. Planned Development Approved - The PD-FM2 Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 17-81 on June 29, 1981, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.11 – PD-FB (Fallsbend)**

- a. Planned Development Approved - The PD-FB Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 12-80 on May 12, 1980, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.12 – PD-CH (Carter Hill)**

- a. Planned Development Approved - The PD-CH Zone is regulated in accordance with the exploratory application (PRU-9-69) approved by the Mayor and Council by Resolution No. 48-69 on August 4, 1969, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.13 – PD-BA (Barnside Acres)**

- a. Planned Development Approved - The PD-BA Zone is regulated in accordance with the exploratory application (PRU-13-72) approved by the Mayor and Council by Resolution No. 42-73 on September 10, 1973, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.14 – PD-FL (Flint Ledge Estates)**

- a. Planned Development Approved - The PD-FL Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 13-81 on June 1, 1981, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.15 – PD-RH (Rose Hill)**

- a. Planned Development Approved - The PD-RH (Rose Hill) Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 32-97 on December 8, 1997, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.16 – PD-RHF (Rose Hill Falls)**

- a. Planned Development Approved - The PD-RHF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-90 on January 23, 1990, as may be amended.
- b. Designated Equivalent Zones - Designated equivalent residential zones:
  - 1. Single-unit residential detached ~~dwellings~~ areas: R-60;
  - 2. Single-unit residential attached areas: RMD-10.

**25.14.17 – PD-BU (Buckingham Property)**

- a. Planned Development Approved - The PD-BP Zone is regulated in accordance with the exploratory application (PRU2001-00020) approved by the Mayor and Council by Resolution No. 19-02 on October 14, 2002.
- b. Designated Equivalent Zone - Designated equivalent residential zone: R-60.

**25.14.18 – PD-CL (Chestnut Lodge)**

- a. Planned Development Approved - The PD-CL (Chestnut Lodge) Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-06 on February 6, 2006, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone for the historic lodge: RMD-40-15.

**25.14.19 – PD-NM (New Mark Commons)**

- a. Planned Development Approved - The PD-NM Zone is regulated in accordance with the exploratory application (PRU1966-00005) approved by the Mayor and Council by Resolution No. 4-66 on January 10, 1966, as may be amended.

- b. Designated Equivalent Zone - Designated equivalent single-unit residential zone: R-60.

#### **25.14.20 – PD-DF (Dawson Farm)**

- a. Planned Development Approved - The PD-DF Zone (Dawson Farm) is regulated in accordance with the exploratory application (PRU-14-79) approved by the Mayor and Council by Resolution No. 7-80 on April 21, 1980, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent single-unit residential zone: R-60.

#### **25.14.21 – PD-MH (Meadow Hall)**

- a. Planned Development Approved - The PD-MH Zone is regulated in accordance with the exploratory application (PRU-1-65) approved by the Mayor and Council by Resolution No. 62-65 on August 23, 1965, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent single-unit residential zone: ~~R-60~~ RMD-10.

#### **25.14.22 – PD-RF (Redgate Farm)**

- a. Planned Development Approved - The PD-RF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 14-67 on March 13, 1967, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent residential zone: RMD-10.

#### **25.14.23 – PD-LG (Legacy)**

- a. Planned Development Approved - The PD-LG Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 3-05 on January 10, 2005, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: RMD-10.

#### **25.14.24 – PD-KF (King Farm)**

- a. Planned Development Approved - The PD-KF Zone is regulated in accordance with the exploratory application approved by the Mayor and Council by Resolution No. 10-96 on July 8, 1996, as may be amended.

- b. Designated Equivalent Zones - Designated equivalent zones:
1. For areas developed with office: Mixed-Use Employment Zone (MXE);
  2. For areas developed with multi-unit residential dwellings: RMD-25 Zone;
  3. For areas developed with single-unit attached or townhouse dwellings: RMD-10;
  4. For areas developed with single-unit detached residential dwellings: R-60; and
  5. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

#### **25.14.25 – PD-FG (Falls Grove)**

- a. Planned Development Approved - The PD-FG (Falls Grove) Zone is regulated in accordance with the concept plan approved by the Mayor and Council by Resolution 1-00 on February 22, 2000 and Resolution No. 21-05 on August 1, 2005, as may be amended.
- b. Designated Equivalent Zones - Designated equivalent zones:
1. For areas developed with office: Mixed-Use Employment Zone (MXE);
  2. For areas development with multi-unit residential dwellings: RMD-25 Zone;
  3. For areas developed with single-unit attached and townhouse dwellings: RMD-10;
  4. For areas developed with single-unit detached dwellings: R-60; and
  5. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

#### **25.14.26 – PD-UR (Upper Rock)**

- a. Planned Development Approved - The PD-UR Zone is regulated in accordance with the ~~exploratory application~~ preliminary development plan approved by the Mayor and Council by Resolution No. 14-05 on May 23, 2005, as may be amended.

- b. Designated Equivalent Zones - Designated equivalent zones: Mixed-Use Employment Zone (MXE).
  - ~~1. For areas developed with office: Mixed-Use Employment Zone (MXE);~~
  - ~~2. For areas development with multi-unit residential dwellings: RMD-25 Zone; and~~
  - ~~3. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).~~
- c. Development standards shall be that development approved by the Mayor and Council as set forth in the Resolution and as shown on the Preliminary Development Plan (PDP), notwithstanding any contrary development standard for the I-3 Optional Method of Development in effect at the time of the adoption of the Resolution. Minimum building setbacks for streets internal to the Preliminary Development Plan area are as set forth in Exhibit 4 to the PDP Resolution, as may be amended. No setbacks are required from lot lines or property lines that are not external boundaries of the PDP area. There are no standards for minimum lot size and minimum lot width for record lots, provided that they conform to the blocks shown in the approved PDP. Any lot platted as an ownership lot may be replatted as a record lot.

#### 25.14.27 – PD-TO (Tower Oaks)

- a. Planned Development Approved - The PD-TO (Tower Oaks) Zone is regulated in accordance with the concept plan approved by the Mayor and Council by Resolution No. 25-87 on October 12, 1987, as amended by Resolution No. 21-93 (approved September 27, 1993), and as further amended by Resolution No. 1-01 (approved January 8, 2001) as may be amended.
- b. Designated Equivalent Zones - Designated equivalent zones:
  - 1. For areas developed with office: Mixed-Use Employment Zone (MXE);
  - 2. For areas development with multi-unit residential dwellings: RMD-25 Zone;
  - 3. For areas developed with single-unit attached and townhouse dwellings: RMD-10; and
  - 4. For areas developed with retail commercial uses: Mixed-Use Neighborhood Commercial Zone (MXNC).

**25.14.28 – PD-KSI (KSI Apartments)**

- a. Planned Development Approved - The PD-KS Zone is regulated in accordance with the preliminary development plan approved by the Planning Commission on July 14, 2004, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Transit ~~District~~-Zone (MXT).

**25.14.29 – PD-RCI (Rockville Center, Inc.)**

- a. Planned Development Approved - The PD-RCI Zone is regulated in accordance with the amended preliminary development plan PDP1994-0001E approved by the Mayor and Council by Resolution No. 10-05 on May 2, 2005, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Transit ~~District~~-Zone (MXT).

**25.14.30 – PD-TC (Twinbrook Commons)**

- a. Planned Development Approved - The PD-TC Zone is regulated in accordance with the preliminary development plan (PDP2004-00009) approved by the Mayor and Council by Resolution No. 9-05 on April 4, 2005, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Transit ~~District~~-Zone (MXT).

**25.14.31 – PD-TS (Town Square)**

- a. Planned Development Approved - The PD-TS (Town Square) Zone is regulated in accordance with the preliminary development plan PDP2003-00007 approved by the Planning Commission on August 6, 2003, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Transit ~~District~~-Zone (MXT).

**25.14.32 – PD-SG (Shady Grove)**

- a. Planned Development Approved - The PD-SG is regulated in accordance with the detailed application approved by the Planning Commission on January 24, 2001 pursuant to Comprehensive Planned Development CPD97-0003 approved by the Mayor and Council by Resolution No. 4-98 on February 9, 1998.

- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Employment ~~District~~ Zone (MXE).

**25.14.33 – PD-MC (Metro Center)**

- a. Planned Development Approved - The PD-MC (Metro Center) Zone is regulated in accordance with the preliminary development plan PDP2004-00008 approved by the Mayor and Council by Resolution No. 5-05 on March 7, 2005, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Transit ~~District~~ Zone (MXT).

**25.14.34 – PD-CB (Champion Billiards)**

- a. Planned Development Approved - The PD-CB Zone is regulated in accordance with the preliminary development plan (PDP200-00011) approved by the Mayor and Council by Resolution No. 14-06 on October 23, 2006, as may be amended.
- b. Designated Equivalent Zone - Designated equivalent zone: Mixed-Use Corridor Zone (MXC).

